

084.0

0001

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

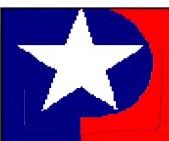
765,500 / 765,500

USE VALUE:

765,500 / 765,500

ASSESSED:

765,500 / 765,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
69		WESTMINSTER AVE, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: COHEN DAWN E &	
Owner 2: GREENWOLD DAVID J	
Owner 3:	

Street 1: 500 WESTOVER DR #12449

Street 2:

Twn/City: SANFORD

St/Prov: NC Cntry Own Occ: N

Postal: 27330 Type:

**PREVIOUS OWNER**

Owner 1: SHAW LAURA -

Owner 2: -

Street 1: 69 WESTMINSTER AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1667 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480		Sq. Ft.	Site		0	70.	0.95	6									430,081						430,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6480.000		335,400				430,100		765,500						52800	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					10/20/16	

**USER DEFINED**

Prior Id # 1:	52800
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	04:35:45
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 084.0-0001-0002.0

Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date

2022	101	FV	335,400	0	6,480.	430,100	765,500		Year end	12/23/2021
2021	101	FV	325,500	0	6,480.	430,100	755,600		Year End Roll	12/10/2020
2020	101	FV	325,500	0	6,480.	430,100	755,600		Year End Roll	12/18/2019
2019	101	FV	247,600	0	6,480.	423,900	671,500	671,500	Year End Roll	1/3/2019
2018	101	FV	247,600	0	6,480.	325,600	573,200	573,200	Year End Roll	12/20/2017
2017	101	FV	214,000	0	6,480.	307,200	521,200	521,200	Year End Roll	1/3/2017
2016	101	FV	208,300	0	6,480.	282,600	490,900	490,900	Year End	1/4/2016
2015	101	FV	196,800	0	6,480.	264,200	461,000	461,000	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

SHAW LAURA,	1500-102	11/29/2016		710,000	No	No	
LUDWIG DONALD/E	1195-30	10/29/1998		307,000	No	No	Y

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/15/2019		Mail Update							MM	Mary M		
10/20/2016		Measured							DGM	D Mann		
12/2/2008		Measured							189	PATRIOT		
1/18/2000		Mailer Sent										
1/18/2000		Meas/Inspect							264	PATRIOT		
12/1/1981									CM			

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>								<b>SKETCH</b>					
Type:	15 - Old Style			Full Bath:	1	Rating:	Average										SFL				
Sty Ht:	2 - 2 Story			A Bath:		Rating:											SFL				
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:											FFL				
Foundation:	2 - Conc. Block			A 3QBth:		Rating:											BMT				
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average														
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:															
Sec Wall:		%		OthrFix:		Rating:															
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>				RESIDENTIAL GRID													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good	1st Res Grid Desc: Line 1 # Units 1													
Color:	TAN			A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O													
View / Desir:				Fpl:	1	Rating:	Average	Other													
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:		Upper													
Grade: C - Average								Lvl 2													
Year Blt:	1925	Eff Yr Blt:						Lvl 1													
Alt LUC:		Alt %:						Lower													
Jurisdct:	G17	Fact: .						Totals RMS: 7 BRs: 3 Baths: 1 HB: 1													
Const Mod:				<b>CONDOS INFORMATION</b>																	
Lump Sum Adj:				Location:																	
<b>INTERIOR INFORMATION</b>				Total Units:																	
Avg Ht/FL:	STD			Floor:																	
Prim Int Wal	2 - Plaster			% Own:																	
Sec Int Wall:		%		Name:																	
Partition:	T - Typical			<b>DEPRECIATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>					
Prim Floors:	3 - Hardwood			Phys Cond:	GD - Good	18. %		Exterior:				No Unit RMS BRS FL									
Sec Floors:		%		Functional:		%		Interior:				1 7 3 M									
Bsmnt Flr:	12 - Concrete			Economic:		%		Additions:													
Subfloor:				Special:		%		Kitchen:													
Bsmnt Gar:	1			Override:		%		Baths:													
Electric:	3 - Typical			Total:	18.6	%		Plumbing:													
Insulation:	2 - Typical			<b>CALC SUMMARY</b>				Electric:													
Int vs Ext:	S			<b>COMPARABLE SALES</b>				Heating:													
Heat Fuel:	2 - Gas			Basic \$ / SQ:	135.00			General:													
Heat Type:	3 - Forced H/W			Size Adj.:	1.33988166			Totals													
# Heat Sys:	1			Const Adj.:	0.98990101			1 7 3													
% Heated:	100	% AC:		Adj \$ / SQ:	179.057																
Solar HW:	NO	Central Vac:		Other Features:	82000																
% Com Wal		% Sprinkled		Grade Factor:	1.00																
<b>MOBILE HOME</b>				NBHD Inf:	1.00000000																
Make:				NBHD Mod:																	
Model:				LUC Factor:	1.00																
Serial #:				Adj Total:	412034																
Year:				Depreciation:	76638																
Color:				Deprecated Total:	335396																
<b>SPEC FEATURES/YARD ITEMS</b>				WtAv\$/SQ:		AvRate:															
				Juris. Factor:	1.00	Before Depr:		179.06													
				Special Features:	0	Val/Su Net:		133.73													
				Final Total:	335400	Val/Su SzAd:		220.37													
<b>PARCEL ID</b> 084-0-0001-0002.0																<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:					Total Special Features:								Total:							